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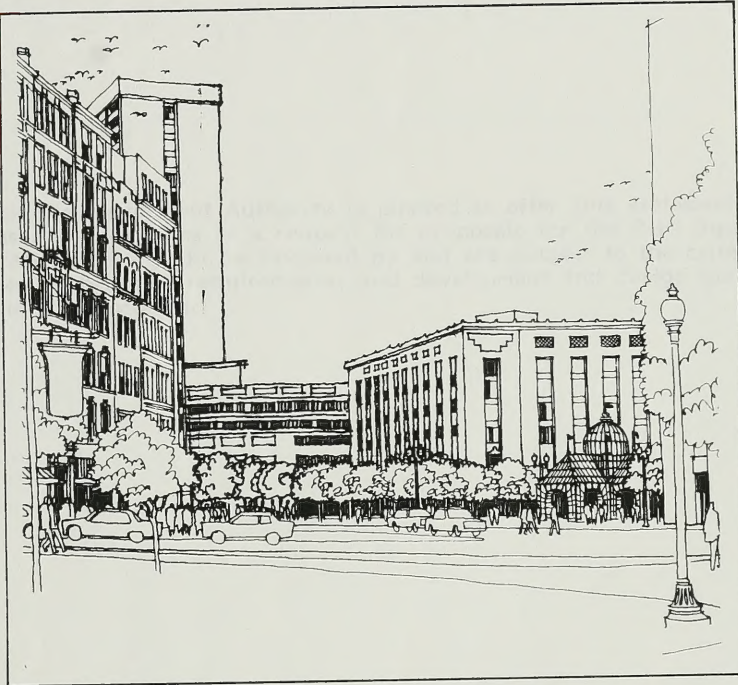
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FIRST STAGE

GUIDELINES & CONDITIONS

BOSTON REDEVELOPMENT AUTHORITY

MARCH 1987

The Boston Redevelopment Authority is pleased to offer this statement of Guidelines and Conditions as a request for proposals for the Park Square parcel. All proposals will be reviewed by and are subject to the criteria, procedures, submission requirements, and development and design guidelines outlined in this document.

PARCEL DESCRIPTION

1. LOCATION

The Park Square parcel is located within the Park Plaza Urban Renewal Area and is bounded by Stuart Street, Charles Street, Park Plaza, Columbus Avenue, and a 35' wide right-of-way to be created adjacent to the eastern and northeastern facades of the Motor Mart Garage.

2. PARCEL AREA

Total parcel area includes approximately 40,200 square feet.

3. OWNERSHIP

Approximately 12,400 square feet of land within the Park Square parcel is in private ownership. Approximately 25,400 square feet of land is owned by the City of Boston, or is land to be conveyed to the City by the Commonwealth. The remaining 2,400 square feet is dedicated park land on which the "Emancipation Group" statue of Abraham Lincoln by Thomas Ball is located.

4. DEDICATED PARK LAND

The developer of the Park Square parcel shall be responsible for either relocating the "Emancipation Group" statue to a more prominent location within the general vicinity of Park Plaza or for the integration of the dedicated park land and statue into the overall site improvements plan for the Park Square development.

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DESIGN/DEVELOPMENT GUIDELINES

1. USES

- A. A residential development of approximately 385,000 gross (F.A.R.) square feet is requested.
- B. Permitted uses include residential, retail, office, entertainment, cultural, childcare and parking.
- C. A minimum of 186 dwelling units must be provided.
- D. The ground floor must be devoted primarily to active commercial uses (retail and restaurant). A grocery store is especially encouraged, as are uses which provide activity into the evening hours.
- E. A childcare center must be provided consistent with the regulations of the Office for Children in the Commonwealth of Massachusetts' Executive Office of Human Services.
- F. All parking must be located below-grade. A minimum of 1 space per dwelling unit and 1 space per 2,000 square feet of office use shall be provided (approximately 200-250 spaces).

2. HEIGHT AND MASSING

- A. The development must not exceed an overall F.A.R. of 9.5 based on a parcel area of 40,200 square feet.
- B. Major massing elements within the project should reflect the proportions and dimensions of historic and characteristic buildings in the surrounding area. The overall massing should not suggest a monolithic structure.
- C. The overall massing must clearly define the edges of public pedestrian spaces, streets, and the Columbus Avenue view corridor to the Park Street Church steeple. Streetwalls shall be provided at the back-of-sidewalk line along Stuart Street, Charles Street, Park Plaza and Columbus Avenue.
- D. The cornice height of streetwalls along Park Plaza and Columbus Avenue shall be approximately 95'. Taller building elements must be set back 100' from these streetwalls in order to minimize shading of public open space in Park Plaza. Additional setbacks at a height of 125' are strongly encouraged in order to create a height transition to the 57 Park Plaza Hotel.
- E. Maximum building height must not exceed 155'. Although mechanical areas located on the roof are not within the height limit, these areas must be concealed from view and be integrated into the overall building design.

- F. Corridor arrangement, length of hallways, number of apartments served by each elevator lobby, and accessibility of units from each elevator core will be carefully reviewed for marketability to targeted buyers. Long, double-loaded corridors are discouraged.

3. VEHICULAR ACCESS AND CIRCULATION

- A. A 35' wide right-of-way will be established adjacent to the eastern and north eastern facades of the Motor Mart Garage. This right-of-way will be reserved for use by pedestrians and service vehicles only. Service access to the Park Square parcel shall be provided from this right-of-way. All maneuvering of service vehicles must be confined to this right-of-way and within the development's service area. No on-street maneuvering into and out of loading docks will be permitted.
- B. Service areas for the development must be inconspicuously located, safe, fully enclosed and must not detract from views and vistas of the project from the public open spaces in Park Plaza.
- C. Access to below-grade parking may be provided from either Stuart Street or Charles Street. Such access must not occur closer than 40' from the nearest street intersection.
- D. The layout and design of parking ramps and service areas should minimize the length of ground floor streetwall dedicated to these uses.
- E. The street presently separating the Park Square development parcel from the public open space adjacent to the Four Season's Hotel was to have been closed to traffic and to have become an extension of the open space under previous plans for the area. Pending the results of a traffic study by the Boston Traffic and Parking Department and the Boston Redevelopment Authority this street may still be pedestrianized in the future. Development proposals shall be designed so that this change is not precluded.

4. PUBLIC OPEN SPACE, PEDESTRIAN WAYS AND AMENITIES

- A. The overall treatment of public spaces within the development and pedestrian ways and surrounding sidewalks should relate to and augment the public open space at the Four Seasons Hotel Condominiums and the Heritage-on-the-Garden. The level of quality and details set by these projects should be continued and extended in order to lend coherence to the public realm of the entire area.
- B. All public sidewalks surrounding the new development shall be reconstructed with brick and granite paving and new granite curbing where required. Street trees, trash receptacles and lighting along these sidewalks must be provided. The 35' wide pedestrian/service way shall be paved in brick and granite and shall be well-lit.

- C. The design of public ways and spaces should enhance user safety and visibility from surrounding streets. Adjacent ground floor streetwalls must contain active commercial and public uses, with the amount of glass and storefronts maximized. Restaurants and other uses which provide activity into the evening are especially encouraged.

5. CHARACTER AND MATERIALS

- A. Exterior facade materials should respect the historic stone masonry and brick character of the surrounding Back Bay, Bay Village and Piano Row areas. Light colored natural stone or brick with sufficient stone articulation, detail of fenestration and architectural features to provide a sense of human scale and continuity with Boston's architectural heritage are required.
- B. Richly modeled facades with punched window openings surrounded by masonry, as opposed to ribbon windows or curtain walls, are appropriate for the area. Horizontal cornice expressions and vertical accents relating to traditional facades of surrounding historic buildings are strongly encouraged in the new facade design.

6. VIEWS AND VISTAS

- A. Consideration must be given to the development's role in completing the enclosure of Park Plaza's urban square. The overall massing and facade design should be developed in a manner that does not visually overwhelm this major public open space.
- B. Consideration must also be given to the visual impact of the new development on distant views from across the Boston Common and Public Garden as well as from Bay Village streets. Overall massing which minimizes the development's visibility from Bay Village streets is encouraged. Facade design that does not weigh heavily on the surroundings should be developed. More traditional peaked roofs and upper floor step backs which provide a sculptural transition to the sky are encouraged.

7. ENVIRONMENTAL CRITERIA

- A. The development should be designed to minimize adverse impacts on the surrounding environment. Particular consideration should be paid to minimizing the shading of public open spaces within Park Plaza, especially during noon time hours. Stepped or broken building facades are also preferred to solid or flat masses in order to deflect upper level winds from pedestrian ways and spaces.
- B. In subsequent phases of review, the designated developer will be required to submit an environmental impact assessment and transportation access plan in accordance with B.R.A. Development Review Procedures.

8. EMPLOYMENT

- A. The designee must observe legal requirements which relate to non-discrimination, equal employment opportunity, contract compliance, and affirmative action.
- B. The designee shall require the contractor and sub-contractors to comply with guidelines that the employee composition include at least 50% Boston residents, at least 25% minority persons, and at least 10% women. An employment plan to that effect will be required of the tentative designee.
- C. The designee shall require tenants to use good faith efforts to comply with guidelines that 50% of all permanent jobs be held by Boston residents.
- D. The designee shall allocate not less than 10% of the general contractor's bid price for minority and women business participation.

